

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2011**

- 3. APPLICATION: Z11-013 (11335-00000-00183)**  
**Location:** **880 EAST ELEVENTH AVENUE (43211)**, being 2.59± acres located at the northwest corner of East Eleventh and Wright Avenues and on the east side of Wright Avenue, 140± feet north of East Eleventh Avenue (010-066700; South Linden Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development, and R-3, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking lot expansion.  
**Applicant(s):** Columbus Metropolitan Housing Authority; c/o Michael E. Zatezalo and Jeffrey D. Porter, Attys.; Kegler, Brown, Hill & Ritter Co., L.P.A.; 65 East State Street, Suite 1800; Columbus, OH 43215.  
**Property Owner(s):** Columbus Metropolitan Housing Authority; 880 East Eleventh Avenue; Columbus, OH 43211.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

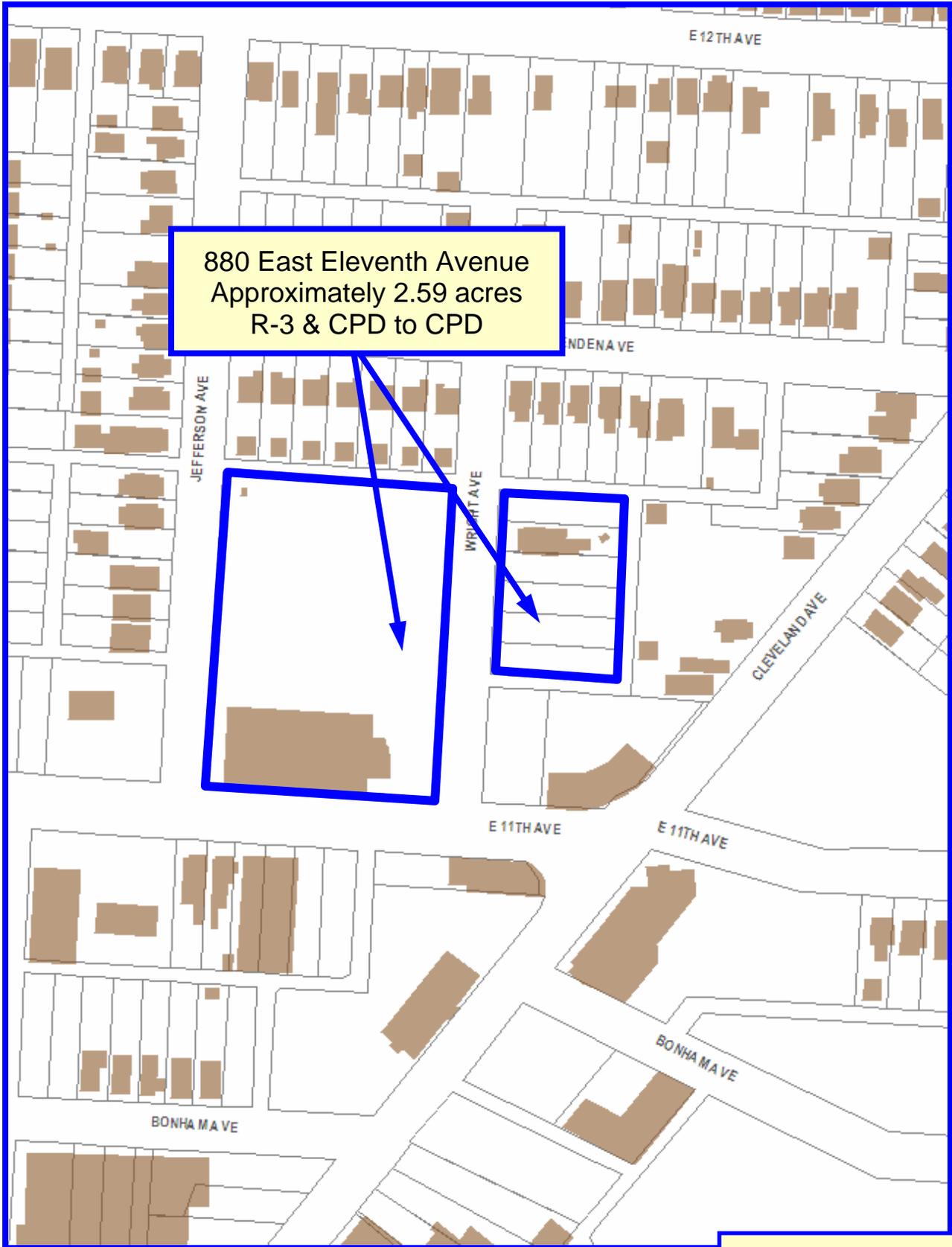
- The 2.59± acre site is developed with the Columbus Metropolitan Housing Authority headquarters building and an accessory parking lot zoned in the CPD, Commercial Planned Development District. The applicant requests the CPD, Commercial Planned Development District for expansion of the accessory parking lot north onto two vacant lots zoned in the R-3, Residential District.
- To the north are single-unit dwellings in the R-3, Residential District. To the east is a discount department store in the CPD, Commercial Planned Development District. To the south is an office building and a warehouse across Cleveland Avenue, both in the C-4, Commercial District. To the west across Jefferson Avenue are an undeveloped lot in the C-4, Commercial District, and single-unit dwellings in the R-3, Residential District.
- The site is located within the planning area of *The South Linden Neighborhood Plan* (2003), which is currently being amended. Neither the Plan (as adopted) nor the update addresses the specifics of this request.
- The site is located within the boundaries of the South Linden Area Commission whose recommendation is for approval of the requested zoning district.
- The proposed CPD text commits to a site layout, and maintains the development standards contained within the current CPD District that address permitted uses, setbacks, landscaping, and buffering.

- The *Columbus Thoroughfare Plan* identifies East Eleventh Avenue as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would allow expansion of an existing accessory parking lot north onto two vacant lots. The CPD text commits to a site layout, contains use restrictions, and carries over appropriate development standards to preserve the existing landscaping and buffering. The request is compatible with the zoning and development patterns in the area.





**Z11-013**



**Z11-013**

211-013

**REZONING APPLICATION  
CPD TEXT**

Current District: Residential (R-3)  
Proposed District: Commercial Planned Development District (CPD)  
Proposed Address: 1450 Wright Avenue, Columbus, OH 43211 (Lots Nos. 77 and 78)  
Applicant/  
Property Owner: Columbus Metropolitan Housing Authority ("CMHA")  
c/o Nasrat Soliman  
Attorneys: Jeffrey D. Porter, Esq. and Michael E. Zatezalo, Esq.  
Kegler, Brown, Hill & Ritter Co., L.P.A.

**1. INTRODUCTION:**

This Application involves the addition of Lots Nos. 77 and 78 of the Abram Dow's Heirs Addition which are currently zoned R-3 to an existing property owned by CMHA which is zoned CPD, pursuant to Case Number Z99-079. Lots Nos. 77 and 78 will be combined with Lots Nos. 79, 80, 81 and 82 (which are currently owned by CMHA and zoned CPD) to provide surface parking for the three (3) story headquarters building for CMHA. The addition of these lots will increase available parking for the headquarters building and will be integrated into the overall CPD site plan.

**2. PERMITTED USES:**

The permitted uses shall be restricted to commercial uses (including parking) supporting the CMHA's general offices in accordance with the site plan, and in addition, the building will support general office, daycare center, business and retail-oriented uses and other uses permitted in the Columbus City Zoning Code Section C-4, Commercial District, excepting the following uses: automobile sales room, bowling alley, bicycle repair shop, nursing home, plumbing shop, cabaret, fish markets, new and secondhand car lot, job printing, private clubs, night clubs, poolroom, video game parlors, electrical substation, dance hall, skating rink, supermarket, testing and experimental facility, tire repair shop, upholster sales and shop, and veterinary hospital. No other uses shall be permitted on the subject site.

**3. DEVELOPMENT STANDARDS:**

The site shall be developed in accordance with this written text, the development standards contained in Chapter 3356, C-4 Commercial District, of the Columbus City Zoning Code, and the accompanying site plan subject to minor modifications to the building footprint and parking vehicular circulation based upon final design and engineering considerations.

**A. Density, Height, Lot and/or Setback Commitments:**

- (1) Height: The maximum building height shall not exceed 60' except for mechanical and communications equipment.
- (2) Building Setback: The building setback lines with respect to Eleventh Avenue, Jefferson Avenue and Wright Avenue will be 0'0" which will allow the construction of CMHA's new offices to match the set back lines of existing buildings which are located along the entire length of the Cleveland Avenue corridor. These building setbacks coincide with the planned "Four Corners Planned Development" which is a major revitalization effort for the inner-city community as Columbus seeks to rebuild the urban core and retain the character of the Cleveland Avenue architectural genre. The Zero Lot Line setback position has been endorsed by the South Linden Area Commission in the codification of the New Design Guidelines which is currently under development by the Greater Linden Area Development Corporation and the City of Columbus Planning Division.

**B. Access, Loading, Parking and/or Other Traffic Related Commitments:**

- (1) Access: Curb cuts for the site are shown on the submitted plan. Access to and from the properties shall be approved by the City of Columbus Division of Traffic and Engineering. Access shall occur onto the subject site from Wright Avenue as shown in generality on the site plan.
- (2) Parking: There will be approximately Sixty-Eight (68) parking spaces to be developed on the subject properties. Parking shall conform to the standards set by the City of Columbus, Division of Traffic and Engineering and Chapter 3312 of the Columbus City Code where applicable. Parking areas shall be paved and lighted. Storm water management shall comply with the applicable provisions of the Columbus City Code and the City of Columbus, Division of Sewerage and Drainage.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments:**

- (1) Buffering: See Site Plan
- (2) Landscaping: Landscaping shall be as shown on the Site Plan. Landscaping shall be maintained in a healthy condition and dead material shall be replaced with new landscaping within six months after planting which meets the requirements set forth on the Site Plan.
- (3) Screening: See Site Plan

**D. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:**

- (1) Lighting: Parking lot lighting shall be no higher than 14 feet. All light poles and standards shall be gray, brown, bronze, blue or black in color.

**E. Graphics and/or Signage Commitments:**

- (1) Graphics and Signage: All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the zoning district. Any variance to the sign requirements, shall be submitted to the City of Columbus, Graphics Commission, via graphics plan.

**4. CPD REQUIREMENTS:**

**A. Natural Environmental:** The property is mostly flat with landscape buffers surrounding the parking lot areas and building area as shown on the site plan.

**B. Existing Land Use:** This Application involves the addition of Lots Nos. 77 and 78 of the Abram Dow's Heirs Addition which are currently zoned R-3 to an existing property owned by CMHA which is zoned CPD. Lots Nos. 77 and 78 will be combined with Lots Nos. 79, 80, 81 and 82 (which are currently owned by CMHA and zoned CPD) to provide surface parking for the three (3) story headquarters building for CMHA. The addition of these lots will increase available parking for the headquarters building and will be integrated into the overall CPD site plan.

**C. Transportation and Circulation:** Primary access to the site shall occur via curb cuts on Jefferson Avenue and Wright Avenue designed to accommodate the parking for the office building. The goal is intended to bring patron parking "on site" to preserve the surrounding residential community to the greatest extent possible.

**D. Visual Form of the Environment:** Surrounding uses include one and two-family dwellings to the west, north and east of the northern two thirds of the site in the R-3, Residential District. Commercial development in the C-4, Commercial District exists to the east and west of the southern third fronting on East Eleventh Avenue. Mixed commercial and residential uses exist in the C-4 district to the south across East Eleventh Avenue.

**E. View and Visibility:** Applicant believes that the proposed use and improvements will enhance the site. Applicant believes that the proposed site will in no way diminish the neighborhood.

- F. Proposed Development:** The proposed development is part of a major revitalization planned for the intersection of Cleveland and Eleventh Avenues called the "Four Corners Planned Development" to establish a "gateway" to the South Linden area. CMHA's offices and single family development are complimentary to those existing in the area and, as a part of the overall planned redevelopment of this intersection, will serve to enhance the surrounding neighborhood by providing needed services.
- G. Behavior Patterns:** Primary access to the site shall occur via curb cuts on Jefferson Avenue and Wright Avenue designed to accommodate the parking for the office building. The goal is intended to bring patron parking "on site" to preserve the surrounding residential community to the greatest extent possible.
- H. Emissions:** Emissions generated by the use of this site will not substantially affect the environment or alter the use and enjoyment of the surrounding neighborhood.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Dated: April 4, 2011

  
Jeffrey D. Porter, Attorney for  
Applicant/Property Owner  
Columbus Metropolitan Housing Authority





South Linden Area Commission

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www.greaterlinden.org/comm\_slac.html

Phone: (614) 294-9600  
Fax: (614) 294-9601



*April 20, 2011*

*Columbus Metropolitan Housing Authority  
880 East 11<sup>th</sup> Avenue  
Columbus, Ohio 43211  
Phone (614)421-6098 Fax (614) 421-8012*

*Dear Nasrat Soliman*

*Per your request of the South Linden Area Commission. We are providing you a letter of support for your Variance Application for parcel 010-066700, 010-024677 and 010-022132, 010-030155, 010-037189-191 Current Zoning R3 Requested Zoning to CPD, provided you receive all necessary permit and Approval from the city.*

*The South Linden Area Commission believes in economic development that is Vital to our community, and commends your project in our area.*

*If there is anything else that you may need, please don't hesitate to contact Us.*

*Sincerely,*

*George M. Walker Jr.  
South Linden Area Commission Chair*